CITY OF SURPRISE

PLANNING AND ZONING COMMISSION

12425 West Bell Road, Suite D-100

Surprise, Arizona 85374

April 1, 2008

REGULAR MEETING MINUTES

CALL TO ORDER

Vice Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 12425 West Bell Road, Suite D100, Surprise, Arizona 85374, on Tuesday, April 1, 2008.

ROLL CALL

In attendance with Vice Chair Somers were Commissioners Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein and Fred Watts. Chair Jan Blair was absent.

PLEDGE OF ALLEGIANCE

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Acting Community Development Director Kathy Rice announced the Leadership West program entitled West Valley Summit: Spotlight on Livability scheduled for April11, 2008. The Mayor has purchased two tables and several Commissioners are attending. She also mentioned that the City Academy has asked if a Commissioner could attend one of their sessions to talk about the Commission.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

Commissioner Rein requested that Item 3 be removed from the consent agenda.

Commissioner Hallin made a motion to approve the **Consent Agenda.** Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

- **Item 2***: **Planning and Zoning Commission Minutes for March 18, 2008.**

  Planning and Zoning Commission Workshop Minutes for March 4, 2008.

AGENDA ITEM REMOVED FROM CONSENT

Item 3: SP07-414 – Consideration and Action – Desert Oasis – Lancer Community Pool Site (Parcel 14C)

Planner Hobart Wingard presented the project to the Commission. Staff recommended approval of **SP07-414, Desert Oasis – Lancer Community Pool Site,** subject to stipulations 'a' through 'h.'

Commissioner Rein proposed the following stipulation (applicant agreed):

Stipulation I: the fence height shall be set at six feet.

In response to Commissioner Chapman**, Michael Park**, representing the applicant, replied that the site is designed for handicap access throughout, as well as the pool.

Responding to Commissioner Watts, Mr. Park explained that the entire building is block and stucco construction. Planner Wingard stated that this will be a community pool and residents will be encouraged to walk to the site. There are 27 parking spaces for the pool area.

Commissioner Rein made a motion to **add Stipulation I**, the fence height shall be set at six feet. Commissioner Watts seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

Commissioner Hallin made a motion to **approve SP07-414, Desert Oasis – Lancer Community Pool Site (Parcel 14C),** and adopt staff's findings, subject to stipulations 'a' through 'i' as amended. Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

OLD BUSINESS: REGULAR AGENDA ITEM REQUIRING A PUBLIC HEARING

Item 4: PP07-380 – Consideration and Action – Acoma Court

Planner Lance Ferrell presented the project to the Commission. Staff recommended approval of **PP07-380, Acoma Court,** subject to stipulations ‘a’ through ‘j.’

In response to Commissioner Rein, Planner Ferrell replied that there is a minimum of two ingress/egress points which is adequate for the fire department.

Vice Chair Somers opened the meeting for public comment. Hearing no comments from the public, Vice Chair Somers closed the public hearing.

Commissioner Chapman made a motion to **approve PP07-380, Acoma Court,** and adopt staff’s findings, subject to stipulations ‘a’ through ‘j.’ Commissioner Watts seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

Item 5: CUP07-274 – Consideration and Action – Storage West – Surprise

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **CUP07-274, Storage West – Surprise**, subject to stipulations ‘a’ through ‘c.’

Scott McCoy, Earl, Curley, & Lagarde, representing applicant, provided additional information about the project, specifically discussing the access to the property, noting that shared access with the adjacent church was not workable. Some operational characteristics include open hours of 6 a.m. to 7 p.m., low traffic, gated area, a 24-hour resident manager, and security cameras. He explained the design of the buildings, covered RV parking, and the various setbacks. There is also a small retail center on approximately one-third of the property which is fronting Bell Road.

In response to Commissioner Hallin, Planner Copeland talked about the access concerns, noting that there will not be a deceleration lane. He explained that staff recommended that the entire area have a zero setback. There was some discussion to add Stipulation D: covered parking area consistent with architecture.

Responding to Commissioner Bieniek, Mr. McCoy mentioned that the first phase will be the storage component and the retail building will be phased in as the market allows.

In response to Commissioner Rein, Mr. McCoy indicated that the retail building will not be related to the storage facility; it is anticipated that there will be neighborhood-type stores with 36 parking spaces available.

In response to Vice Chair Somers, Mr. McCoy explained that the western gate will be the primary entrance; keypad entry/exit to the facility.

Vice Chair Somers opened the meeting for public comment.

Leslie Crammer, Surprise resident, voiced his concern about the following;

- Driveway on the west side of the property; does not want to share.
- Police direct vehicles onto their property when making traffic stops.
- 12-foot building against their wall.

Planner Copeland provided additional information regarding access to the property, indicating that the church's emergency access will not be considered with this project. Mr. McCoy stressed that the current church driveway will not be a shared access point.

Dean Coleman, Sun Village resident, voiced his concern about the following:

- Two-storey building will block the view of the neighbors.
- Do not want a building on their property line.

Jean Coleman, Sun Village resident, voiced her concern as follows:

- This building does not seem to fit in this area; belongs in industrial area.
- Traffic flow on Bell Road.
- View for residents.

Hearing no further comments from the public, Vice Chair Somers closed the public hearing.

Mr. McCoy stated that the building is set back 20 feet from the property line and will have 36-inch trees along the northern property line.   He emphasized that this property has been zoned C2 for some time and this is a permitted use. He stressed that the storage facility does not typically generate peak traffic.

In response to Commissioner Hallin, Planner Copeland explained that the applicant and city staff had a meeting with the church board and there was no opposition to the zero-foot setback. Commissioner Hallin suggested that he would like to have a more formal response from the church; need an official position.

Planner Copeland suggested a stipulation: prior to submission of building/civil permits, the applicant shall be required to provide written approval from the adjacent church property to allow for zero-foot setback.

Mr. McCoy indicated that the code states that when the property is adjacent to residential, the code requires property owner consent for zero-foot setback. However, when the property is adjacent to nonresidential, there is not a requirement for the property owner to consent to the zero-foot setback.

Commissioner Hallin made a motion to **continue CUP07-274, Storage West – Surprise, to April 15, 2008.** Commissioner Watts seconded the motion. The motion passed with a vote of 5 ayes, 1 no (Rein), and 1 absent (Blair).

Item 6: PP07-308 – Consideration and Action – Palo Cristi Commerce Park

Planner Adam Copeland presented the project to the Commission. Staff recommended - approval of **PP07-308, Palo Cristi Commerce Park**, subject to stipulations ‘a’ through ‘n.’

Paul Gilbert, Beus Gilbert, representing applicant, provided additional information regarding the project; specifically emphasizing that each lot will need to be processed as a site plan for Planning and Zoning Commission approval.

In response to Commissioner Watts, Mr. Gilbert replied that any of the specified uses for the PAD zoning can be used on any of the lots. When site plans are submitted, they will indicate the use.

In response to Commissioner Bieniek, Mr. Gilbert stated that at the outreach meeting, some residents did indicate that they would prefer residential in this parcel. However, the zoning for this property does not allow it.

In response to Commissioner Chapman, Planner Copeland explained that this site was designed to provide limited access on Litchfield Road.

In response to Vice Chair Somers, Mr. Gilbert noted that the exception parcel is the property owner's home who did not agree to sell the property where his home is located.

Vice Chair Somers opened the meeting for public comment. Hearing no comments from the public, Vice Chair Somers closed the public hearing.

Commissioner Hallin made a motion to **approve PP07-308, Palo Cristi Commerce Park,** and adopt staff's findings, subject to stipulations 'a' through 'n.' Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

OPEN CALL TO PUBLIC

Vice Chair Somers called to the public to discuss any issues not noted on the agenda.
Hearing no comments from the public, Vice Chair Somers closed the call to the public.

CURRENT EVENTS REPORT:

Commissioner Hallin mentioned that he attended one of the General Plan meetings and complimented staff regarding their work and presentation.

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

No request was made to call for an executive session.

ADJOURNMENT

Hearing no further business, Vice Chair Somers adjourned the regular Planning and Zoning Commission meeting, Tuesday, April 1, 2008, at 7:35 p.m.

STAFF PRESENT:

Assistant City Attorney Jim Gruber, Fire Marshall Doug Helbig, Assistant Fire Chief Clint Mills, City Planner Adam Copeland, City Planner Lance Ferrell, City Planner Bart Wingard, City Planner Dennis Dorch, Planning and Development Services Berrin Nejad, Acting Community Development Director Kathy S. Rice, and Planning and Zoning Commission Secretary Carol Dager.

COUNCIL MEMBERS PRESENT: None

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Kathy S. Rice, Acting Director

Community Development Department

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Steve Somers, Vice Chair

Planning and Zoning Commission